

TRANSFER  
TAX  
PAID

42-47

WARRANTY DEED  
Statutory Short Form

016907

We, **THOMAS J. ARMINIO** and **JAN L. ARMINIO** of 425 Meeting House Road, Carlisle, Pennsylvania 17013, for consideration paid, grant to **JAMES R. HUGHES** and **LYNNE M. HUGHES** of 291 Pound Road, Sanbornton, New Hampshire 03269, with Warranty Covenants, as joint tenants, the land described as follows:

A certain lot or parcel of land, with the buildings thereon, if any, situated on the northerly side of Cherry Hill Terrace in the City of Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at an iron pin set on the northerly sideline of Cherry Hill Terrace at the southwesterly corner of the remaining land of Hildegard S. Spalding. Said pin being on a course of N 78° 26' 14" E a distance of twelve and 88/100ths (12.88) feet from the southeasterly corner of land now or formerly of S. Peter and Hildegard S. Spalding as recorded in the Kennebec County Registry of Deeds in Book 1076, Page 98 and the southwesterly corner of land now or formerly of Hildegard S. Spalding as recorded in said Registry in Book 1416, Page 553. Thence by the following courses and distances:

- 1). N 45° 38' 25" W a distance of one hundred seventy-nine and 50/100ths (179.50) feet to an iron pin set and land now or formerly of Earle M. Davis as recorded in said Registry in Book 1625, Page 27;
- 2). N 52° 09' 15" E along land of said Davis and land now or formerly of Alice Fogg Wyman as recorded in said Registry in Book 2787, Page 348 a distance of eighty-four and 11/100ths (84.11) feet to an iron pin found and land now or formerly of Allen C. and Patricia Saveall as recorded in said Registry in Book 2698, Page 100.
- 3). S 47° 35' 21" E along land of said Saveall a distance of two hundred twenty-nine and 89/100ths (229.89) feet to an iron pin found and the northerly sideline of Cherry Hill Terrace.
- 4). S 78° 26' 14" W along the northerly sideline of Cherry Hill Terrace a distance of one hundred ten and 04/100ths (110.04) feet to the point of beginning.

Also granting and conveying an easement across the northeasterly corner of Lot 74 on said plan, owned by S. Peter and Hildegard S. Spalding for the purpose of connecting a sewer line from the premises to be constructed on the within described property to the public sewer lying just northerly of said Lot 74, together with a right of ingress and egress to lay, repair and maintain the same on the condition that the premises will be left after the laying and maintaining, etc., in the same condition as they are now.

The above described parcel containing 17,708 square feet is a portion of the property conveyed to Hildegard S. Spalding as recorded in the Kennebec County Registry of Deeds in Book 1416, Page 553. Bearings are referenced to magnetic 1988. Reference is made to a Plan of Property owned by S. Peter and Hildegard S. Spalding by K & K Land Surveyors, Inc. dated November, 1988. All iron pins set are 1/2" rebar, capped RLS #1318.

This conveyance is subject to the restrictions, covenants, etc. contained in the deed to Hildegard S. Spalding as recorded in the Kennebec County Registry of Deeds in Book 1416, Page 553. However, reference is made to affidavits recorded in the Kennebec County Registry of Deeds in Book 1459, Page 729 and Book 1462, Page 868 which correct and modify restrictions FOURTH therein.

MDB: S (2)

Being all and the same premises acquired by Thomas J. Arminio and Jan L. Arminio by Warranty Deed from Joseph Gannon and Judith Gannon dated June 28, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4715, Page 131.

WITNESS our hands and seals this 11 day of June, 2001.

Signed, Sealed and Delivered  
in the presence of:

\_\_\_\_\_

Thomas J. Arminio  
Thomas J. Arminio

\_\_\_\_\_

Jan L. Arminio  
Jan L. Arminio

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Cumberland

Dated: June 11, 2001

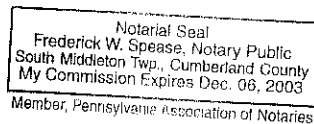
Then personally appeared the above named **THOMAS J. ARMINIO** and **JAN L. ARMINIO** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Frederick W. Spease  
Notary Public

Print Name

My Commission Expires 12/6/03



RECEIVED KENNEBEC SS.

2001 JUN 28 AM 9:00

ATTEST: Harriet R. Gannon  
REGISTER OF DEEDS